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GOVERNMENT OF MANIPUR
SECRETARIAT: MAHUD DEPARTMENT

N O T I F I C A T I O N
Imphal, the 15th December, 2025

THE MODEL MANIPUR UNIFIED BUILDING BYE-LAWS (FIRST AMENDMENT), 2025
(Under section 213 of the Manipur Municipalities Act, 1994 (Act No.43 of 1994) and Section 26(1) of the Manipur Town & Country Planning Act, 1975)

1. Short title and commencement.-

(1) These Bye-Laws may be called the Model Manipur Unified Building Bye-Laws (First Amendment), 2025.

(2) They shall come into force from the date of their publication in the Official Gazette.

2. Amendment of bye-law 5.-

In bye-law 5 of the Model Manipur Unified Building Bye-Laws, 2024 (hereinafter referred to as the said Bye-Laws):-

(i) sub-bye-law (1)(t) shall be deleted;

(ii) sub-bye-law (6) shall be substituted by the following, namely:-

"(6) Regularizing Non-Conforming Legacy Uses: Owners of buildings of all Non-Conforming Legacy uses constructed prior to the notification of Master Plans for the notified urban areas shall apply to the Urban Local Body /Authority for regularization of the building. Such regularization shall be done in the following ways:-

(1) Regularisation shall be allowed only after certain minimum conditions are satisfied/ fulfilled such as-

(i) Proof of existence before the notification of the Master Plan. The documents to be submitted include:

(a) Land records/pattas.
(b) Property tax receipts.
(c) Electricity/water bills.
(d) Trade /establishment licence of past years.
(e) Photographs or geo tagged evidence.

Purpose is to ensure that the use is genuinely "legacy" not a recent violation.

(ii) No encroachment on Government land/road reserve.

(a) Regularisation will not be permitted if the building is on a Government land.
(b) Any portion encroaches on road widening alignment.
(c) The structure blocks drains, utilities or right of way.
(d) Public land and mobility corridors cannot be compromised.

(iii) The following Non-Conforming uses are not to be regularised

(a) Fuel pumps inside residential zone.
(b) Hazardous or polluting industries.

(2) Payment of regularisation Fees/ Penalties-

(a) Processing Fee
(b) Renewal of Trade licence(if applicable)

(3) Clearance from concerned Department-

Depending on the use, the applicant may need:

(a) Fire Service No Objection Certificate (NOC)
(b) Pollution Control NOC (for workshops, industries,etc.)
(c) Health Department NOC (for clinics, eateries, etc.)

3. **Amendment of bye-law 81**.-
In bye-law 81(1) of the said Bye-Laws, for the word and character "Appendix-B", the word and character "Annexure-D" shall be substituted.

4. **Insertion of bye-law 84(A)**.-
After bye-law 84 of the said Bye-Laws, the following bye-law 84(A) shall be inserted, namely:-

" 84(A). Cool Roofs: Cool Roof is use of light-coloured roofing materials such as tiles, metals and specialized coatings with high solar reflectance and thermal emittance to reflect sunlight and release absorbed heat which prevents the roof from overheating. Adoption of cool roof is a measure for buildings against extreme heat and thus cut the power consumption by the air - conditioners to cool the interiors.

(i) Mandatory cool roofing for all residential buildings that have plot area above 500 sq.m.
(ii) Mandatory for all Government and Commercial buildings to have cool roofs, irrespective of site area / built-up area.
(iii) Cool roofing for all Government housing constructions.

(iv) Buildings that have installed roof top solar systems covering 50% or more roof area may be exempted from adoption of cool roofs.".

5. **Insertion of bye-law 89(A)**.-
After bye-law 89 of the said Bye-Laws, the following bye-law 89(A) shall be inserted, namely:-

"89(A). Third Party Joint Inspections for Occupancy/ Completion Certificates (OCC).

(1) Notice for obtaining OCC: The owner/ applicant shall submit the notice for obtaining OCC as per Form XII & XIII.

(2) Grant or Refusal of OCC: Application for issue of OCC shall be submitted to the sanctioning authority. The sanctioning authority may either grant or refuse the OCC and thereupon shall communicate its decision as per Form XIV & XV to the person giving the notice within the time limit stipulated for various categories of buildings specified therein or within 30 days of receipt of application.

Table 89(A): Competence Matrix for Occupancy-cum-Completion Certificate:

Category	Risk Category			
	Very low	Low	Moderate	High
Competence	Empanelled Architect		Empanelled Third Party*	

*The Third-Party verification for moderate and high-risk category buildings shall be carried out by reputed Engineering Colleges/ Universities which are recognized by UGC.

The following documents are to be submitted for obtaining Completion/ Occupancy Certificate:

(a) Site Plan
(b) Building Floor Plans (Sanctioned Building Plan & Completed Building Plan)
(c) Photographs of the building
(d) Inspection report of Empanelled Architect /Empanelled Third Party
(e) Compliance Report by the Empanelled Third Party on bye-law 84(A).".

6. **Amendment of bye-law 90.-**
In bye-law 90 of the said Bye-Laws,
(1) for sub-bye-law (2), the following shall be substituted, namely:-
"(2) If the houses/flats/apartments are constructed by private developers/builders, and made available for Affordable Housing segment i.e. Economically Weaker Section (EWS)/ Lower Income Group (LIG), the said developers/builders, shall be entitled to an additional FLOOR AREA RATIO (FAR) of 50% with Transferable Development Right (TDR) facility free of costs and Built-up area used for EWS, LIG not to be counted in overall FAR.".
(2) after sub-bye-law (4), the following sub-bye-law (5), shall be inserted , namely:-

"(5) There will be no fees for processing of Affordable Housing projects in Industrial zone. In addition, the builder shall be entitled to an additional FLOOR AREA RATIO (FAR)

of 0.5 over and above the permissible FAR if the Affordable Housing project is developed in industrial zone. This is over and above the provisions in bye-law 90(2).".

7. **Amendment of Annexure-D.-**

In the said Bye-Laws, in Annexure-D,-

(i) second para shall be substituted by the following, namely:-

"Construction of Green Buildings may be guided by the provisions of Energy Conservation Sustainable Building Code (ECSBC) 2024, Manipur Energy Conservation Building Code (MECBC) prepared by Manipur State Power Distribution Company Limited (MSPDCL) for Commercial and Office Buildings and Eco-Niwas Samhita 2024 for residential buildings.".

(ii) after second para of clause (B), the following third para shall be inserted, namely:-

"The Authority shall incentivize the building qualified under the rating system of Green Rating for Integrated Habitat Assessment (GRIHA), Leadership in Energy and Environmental Design (LEED), Indian Green Building Council (IGBC) or any other Government recognised Institute with an additional FAR of 3%, 6% and 9% over and above the maximum permissible FAR based on their achieved rating.".

By orders and in the name of Governor,

R.K. DINESH SINGH,
Principal Secretary(MAHUD),
Government of Manipur.

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